

Intermodal Logistics Park North Ltd

INTERMODAL LOGISTICS PARK NORTH (ILPN)

Intermodal Logistics Park North (ILPN) Strategic Rail Freight Interchange (SRFI)

Project reference TR510001

Preliminary Environmental Information Report (PEIR)

Appendix 11.1: Baseline Ecological Conditions

October 2025

Planning Act 2008

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

This document forms a part of a Preliminary Environmental Information Report (PEIR) for the Intermodal Logistics Park North (ILPN) project.

A PEIR presents environmental information to assist consultees to form an informed view of the likely significant environmental effects of a proposed development and provide feedback.

This PEIR has been prepared by the project promoter, Intermodal Logistics Park North Ltd. The Proposed Development is described in Chapter 3 of the PEIR and is the subject of a public consultation.

Details of how to respond to the public consultation are provided at the end of Chapter 1 of the PEIR and on the project website:

<https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/>

This feedback will be taken into account by Intermodal Logistics Park North Ltd in the preparation of its application for a Development Consent Order for the project.

BASELINE ECOLOGICAL CONDITIONS APPRAISAL REPORT

INTERMODAL LOGISTICS PARK NORTH LIMITED.

Intermodal Logistics Park North (ILPN)

October 2025

SURVEY INFORMATION			
Survey Area:	<p>ILPN – DCO Site Main Site, Western Rail Chord, Northern Mitigation Area. Off-site highways have been assessed separately. Lane Head Relief Road and Soils Reuse Area will be surveyed and assessed prior to final DCO Application submission</p>	Survey Dates:	<p>Various March -Oct. 2025 Initial walkover survey (Main Site and WRC): March 2025 Walkover survey (Northern Mitigation Area): April 2025 Detailed habitat survey (Main Site and WRC): May 2025 GCN eDNA Survey: April 2025 Bat Surveys: April – Oct. 2025 Reptile Surveys: April – Sept. 2025 Bird Surveys: March -Oct 2025 (ongoing) Water vole and Otter Surveys: May 2025 and July 2025</p>
Summary Description:	<p>The Main Site is characterised by large open areas of agricultural cultivated land with two small stands of woodland and a number of hedgerows in varying condition and completeness.</p> <p>The agricultural land is considered to be of low ecological distinctiveness but has some intrinsic value to specialist farmland bird species.</p> <p>Woodland areas are in general of limited diversity in woody species and ground flora, however one of the small stands is considered to be Lowland Mixed Deciduous Woodland with an Oak -Bracken community and is a Habitat of Principal Importance (NERC Act 2006).</p> <p>Kenyon Hall Farm Airfield is located in the north-central area of the Main Site and includes areas of managed grassland of low ecological distinctiveness.</p> <p>There are a number of ponds, both semi-natural and artificial Sustainable Urban Drainage Systems (SUDS) features though all lack aquatic and emergent vegetation therefore limiting their ecological value. Individual trees are present in some areas of the Main Site providing habitats for a range of wildlife.</p> <p>Adjacent to the west of the Main Site a small area of potential Giant Hogweed <i>Heracleum mantegazzianum</i> was recorded.</p> <p>In the Western Rail Chord habitats include early successional woodland, scrub and grasslands which have developed on the former site of Parkside Colliery. These habitats are somewhat impacted by areas of invasive species including Japanese knotweed <i>Reynoutria japonica</i>, Himalayan balsam <i>Impatiens glandulifera</i>, and Rhododendron sp.</p> <p>A single specimen of Maiden Pink <i>Dianthus deltoides</i>, a nationally scarce flowering plant often found on colliery spoil was identified.</p> <p>The Northern Mitigation Area is predominately open cultivated agricultural land without boundaries with the exception of a line of ornamental non-native trees. A ditch is present adjacent to the eastern boundary.</p>		

HABITATS			
Summary of Habitats Present	<p>Predominately arable agricultural land of low ecological value with patches of modified grassland and occasionally smaller areas of more diverse neutral grassland. Some boundary hedgerows, woodland stands, ponds, and SUDs. One area of woodland considered to be Lowland Mixed Deciduous.</p> <p>Invasive species present in Western Rail Chord and potentially adjacent to west of Main Site.</p> <p>Single specimen of maiden pink identified in Western Rail Chord Area.</p> <p>Opportunities include habitat creation within the DCO Site to increase the range and diversity of habitats, create additional habitat connectivity, and provide habitats of greater ecological distinctiveness. Habitat creation will provide over 10% Biodiversity Net Gain (See separate BIA Report (PEIR Appendix 11.2)).</p>		
Are further habitat surveys recommended?	Yes	Rationale:	<p>Habitat surveys have been carried out in May 2025 for the Main Site and Western Rail Chord.</p> <p>Further surveys will be completed for the Lane Head Relief Road area and Soils reuse area and relevant findings assessed the final DCO Submission</p>
DESIGNATED SITES			
Are there any internationally designated sites within 15km of DCO Site Boundary?	Yes	If Yes, these include:	<p>Manchester Mosses SAC - designated for habitats.</p> <p>Mersey Estuary SPA – designated birds and bird assemblage.</p>
Are there any Nationally Designated Sites within 2km of the DCO Site Boundary?	Yes	If Yes, these include:	<p>Highfield Moss SSSI and NNR – designated habitats</p> <p>No direct impact to the site is anticipated.</p> <p>Proposals include provision of a buffer zone (Highfield Moss Protection Zone) between the SSSI and the Proposed Development averaging 50m wide. Habitat creation to the north will improve ecological connectivity, reduce agricultural impacts, and divert some recreation use away from the SSSI.</p>
Are there any Nationally Designated Non-statutory Sites within 1km of the DCO Site?	No	If Yes, these include:	None
Are there any Locally Designated Non-statutory Sites within 1km of the DCO Site?	Yes	If Yes, these include:	<p>Newton Lake and Southern Woodland LWS</p> <p>Castle Hill LWS</p> <p>Gallows Croft LWS</p> <p>Mesnes Park and Stream LWS</p> <p>Newton Brook LWS</p> <p>Willow Park LWS</p> <p>No direct impacts to these sites are anticipated.</p>

<p>Does the DCO Site Fall within any SSSI Impact Radius Zones?</p>	<p>Yes</p>	<p>If Yes, these include:</p>	<p>Highfield Moss SSSI: Any transport proposal including new or extended footways, cycleways, roads/car parks, railways, and waterways (excluding routine maintenance). Requires consultation with Natural England. Natural England have been engaged as part of the DCO informal and statutory consultation process.</p>
<p>Designated Sites Initial Constraints and Opportunities:</p>	<p>Highfield Moss SSSI and NNR is adjacent to the north is designated for wetland habitats that are sensitive to changes in hydrological regime and may be sensitive to changes in air quality. The habitats within Highfield Moss are degraded and likely impacted by agricultural inputs which would be reduced by the proposals. There is opportunity to provide complementary habitat creation in areas adjacent to the SSSI, improve ecological connectivity and look to displace some recreational use to other areas relieving pressure on the SSSI.</p> <p>Manchester Mosses SAC is considered to be at sufficient distance so as not to be affected directly by the proposals. Further consideration of Holcroft Moss (part of the SAC) is required in respect to potential impact from air quality, this would be address via a financial contribution to Greater Manchester Combined Authority (if required). The Mersey Estuary SPA is considered to be at sufficient distance so as not to be affected directly by the proposals. Further consideration has been made in respect to the bird assemblage and potential for designated bird species to use the DCO Site.</p>		
<p>PRELIMINARY PROTECTED SPECIES ASSESSMENT</p>			
<p>Badgers [CONFIDENTIAL]</p>			
<p>Relevant Desk Study Records:</p>	<p>Provided with separate confidential badger report (PEIR Appendix 11.4).</p>		
<p>Was any evidence of Badgers Observed within the survey area or nearby?</p>	<p>Provided with separate confidential badger report</p>	<p>If further survey recommended?</p>	<p>Yes - Badger Walkover Survey</p>
<p>Badgers Initial Constraints and Opportunities:</p>	<p>Provided with separate confidential badger report</p>		
<p>Bats</p>			
<p>Relevant Desk Study Records:</p>	<p>Provided within separate bat report (PEIR Appendix 11.3)</p>		
<p>Does the DCO Site Provide suitable Foraging and/or Commuting Habitat?</p>	<p>Yes</p>	<p>Description:</p>	<p>Arable areas less suitable but higher suitability around small areas of woodland, ponds and along hedgerows. Northern boundary with railway and SSSI provides suitable potential commuting routes. Additional surveys undertaken 2025</p>

Level of Suitability for Foraging and Commuting Bats:	Low	Level of Further Survey Recommended:	Seasonal Static Detector Surveys and Seasonal Night-Time Bat Walkover Surveys (Apr-May, Jun-Aug and Sept-Oct)
			Additional surveys undertaken 2025– See Bat Report
Are there any Buildings Present?	Yes	Description:	Highfield Farm, Parkside Farm, Hennedy land (scrapyard/storage yard), dog training building.
Buildings Level of Suitability:	Moderate	Level of Further Survey Required:	Internal/External Roost Suitability Assessment
			Additional surveys undertaken 2025 – See Bat Report One common pipistrelle day roost identified.
Are there any Trees Present that support suitable roosting features for bats?	Yes	Description:	Number of trees present within woodland areas of Main Site as well as occasional individual tree with bat roost potential identified
Trees Initial Level of Suitability:	PRF (Potential Roost Features)	Level of Further Survey Required:	Aerial Tree Inspections
			Additional surveys undertaken 2025 – See Bat Report No roosts in trees identified
Bats Initial Constraints and Opportunities:	<p>Potential loss of bat roosts.</p> <p>A Natural England European Protected Species Mitigation Licence (ESPML) will be applied for to allow the demolition of the building with the single bat roost. Liaison with Natural England would seek to gain a resolution to grant the licence (letter of comfort) prior to final DCO submission.</p> <p>Potential reduction in habitats used for commuting and foraging.</p> <p>Opportunity to retain commuting routes and dark corridors for bats.</p> <p>Opportunity to provide habitats of higher quality and greater suitability for bats within habitat creation areas.</p> <p>Opportunity to provide enhancements such as bat boxes.</p>		
Birds			
Relevant Desk Study Records:	Provided within separate bird report (PEIR Appendix 11.5)		
Does the DCO Site provide suitable habitats for a Notable Breeding Bird Assemblage?	Yes	Description:	<p>Arable cropland suitable for ground nesting farmland birds.</p> <p>Hedgerows, scrub and woodland suitable for generalist species</p> <p>Ponds may provide some potential for waterfowl</p> <p>Barn owl boxes within barn at Highfield Farm</p>

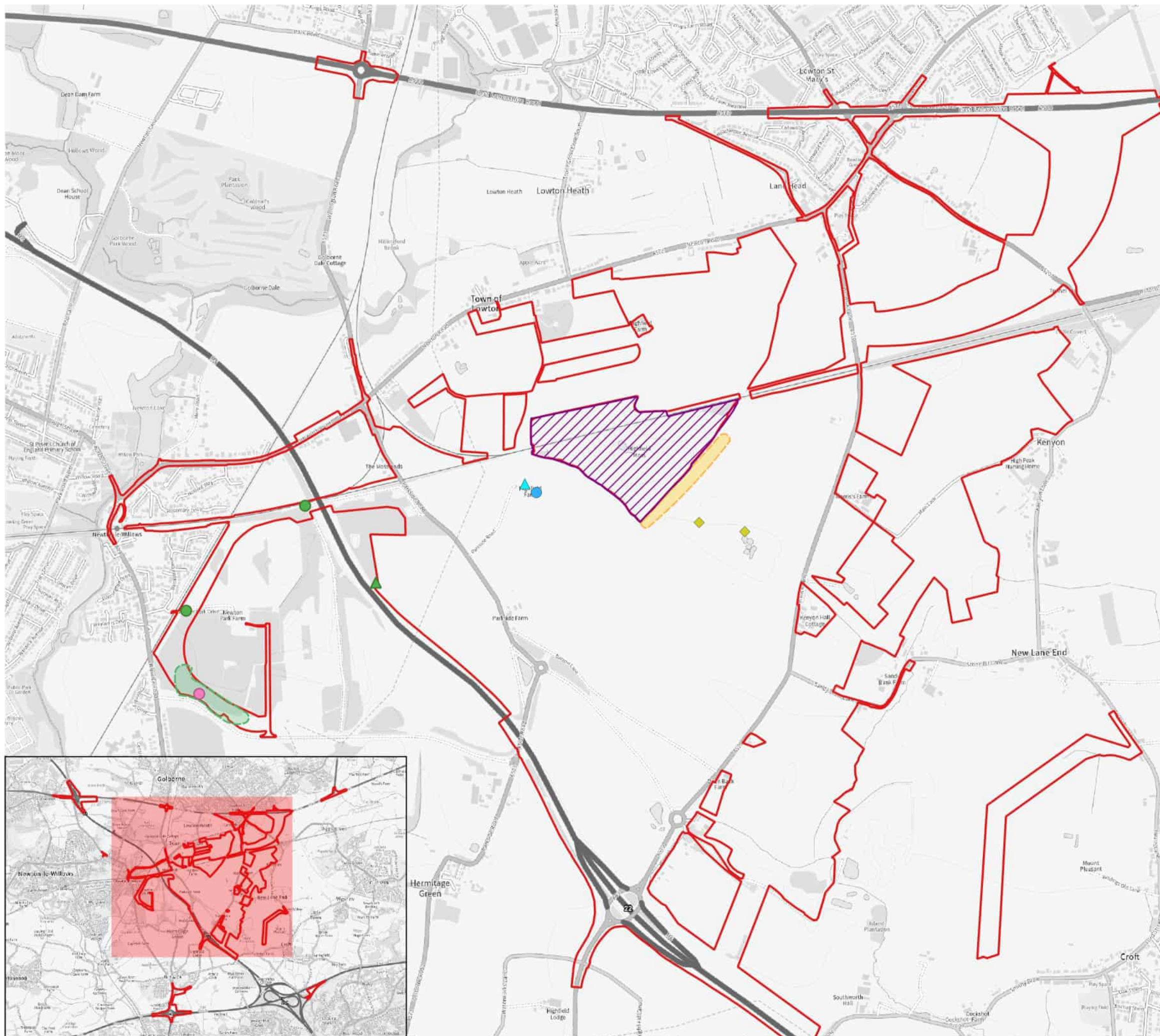
Are Further Surveys Recommended for Breeding Birds?		6 Breeding Bird Surveys Between Mid-March and July (inclusive)	
		Additional surveys undertaken 2025 – See bird report	
Does the DCO Site provide suitable habitats for a Notable Wintering Bird Assemblage?	Yes	Description:	Large open agricultural arable fields some left bare suitable for wintering bird forage, some limited areas of grassland also suitable for wintering bird foraging. Hedgerows, scrub and woodland suitable for generalist species
Are Further Surveys Recommended for Wintering Birds?		4 Wintering Bird Surveys Between November and February (Inclusive)	
		Surveys undertaken over 2023-2024 and 2024-2025 wintering seasons. Passage surveys undertaken in spring and autumn/winter 2025 (ongoing). Further wintering bird surveys to be undertaken on Lane Head Relief Road area of the DCO draft Order Limits in winter 2025-2026	
Birds Initial Constraints and Opportunities:		Likely loss of farmland habitats used for summer breeding and all year foraging. Some loss of generalist habitats. Potential loss of barn owl breeding site/roost. If found to be breeding/nesting a Natural England derogation licence for barn owl would be sought. Liaison with Natural England would seek to gain a resolution to grant the licence (letter of comfort) prior to final DCO submission. Opportunity to compensate through provision of higher quality and more suitable habitats within areas of habitat creation.	
Great Crested Newts			
Relevant Desk Study Records:	Provided within separate GCN report (PEIR Appendix 11.6)		
Are there any ponds within the survey area or within 250m of the DCO Site?	Yes	Description/Level of Suitability:	Ten ponds within the Main Site and WRC. Varied suitability. See separate GCN report
Does the DCO Site Provide Suitable Terrestrial Habitats for GCN	Yes	Description/Level of Suitability:	Hedgerows, scrub, woodland, some suitable areas of grassland in the north of the Main Site. Limited connectivity to breeding habitats.
Is District Level Licencing (DLL) in effect in area?	Yes	Implications of DLL:	Loss of two GCN breeding ponds to be compensated.
Are Further Surveys for Recommended for GCN?		Yes - eDNA Surveys between mid-April and June (Inclusive)	

	<p>Surveys conducted on Main Site and within 250m April 2025.</p> <p>Further Survey to be undertaken on ponds within the proposed Lane Head Relief Road area.</p>		
GCN Initial Constraints and Opportunities:	<p>It is understood a DLL application will be taken forward should DCO application be granted. Liaison with Natural England would seek to gain a resolution to grant the licence (letter of comfort) prior to final DCO submission.</p> <p>Although the DLL would require no traditional mitigation, habitat creation across the DCO Site would provide additional habitats of higher quality and greater suitability for GCN and other amphibians.</p>		
Reptiles			
Relevant Desk Study Records	<p>Provided within separate reptile report (PEIR Appendix 11.7) Records in Highfield Moss adjacent to the north of the Main Site.</p>		
Does the DCO Site Provide suitable habitat for reptiles?	Yes	Description/Level of Suitability:	Some grassland habitats, hedgerows, scrub, and woodland edge habitats
Are further surveys recommended for Reptiles?	<p>Yes - 7 Presence/Likely Absence Surveys between April and September (inclusive)</p> <p>Surveys were carried out during 2025</p>		
Reptiles Initial Constraint and Opportunities:	<p>Potential to harm reptiles during clearance and construction works.</p> <p>Potential reduction of habitats.</p> <p>Opportunity to provide significant areas of additional habitat of higher quality and greater suitability within habitat creation areas.</p> <p>Opportunity to provide species specific habitats and enhancements such as an embankment managed for reptiles and features such as log piles.</p>		
Riparian Mammals (Otter and Water Voles)			
Relevant Desk Study Records	<p>Three records of water vole within 1km, including Highfield Moss and Ditch D2 on the south-eastern boundary of the SSSI immediately adjacent to the north of the Main Site.</p> <p>A single record of otter located</p>		
Does the DCO Site Provide suitable habitat for Otter/Water Voles?	Yes	Description/Level of Suitability:	Ditches and ponds are present. All lack an abundance of aquatic and emergent vegetation but offer some suitability.
Are further surveys recommended for Riparian Mammals?	<p>Two surveys were carried out in 2025; watercourses dried during this period. No field signs for water voles or otters observed during surveys.</p>		

Riparian Mammals Initial Constraint and Opportunities:		Water vole and otter are considered likely absent from the DCO Site and as such offer no further constraint. It is considered unlikely that these species would colonise the DCO Site therefore no species specific enhancements are proposed.	
Invertebrates			
Relevant Desk Study Records:	Provided within separate invertebrate report (PEIR Appendix 11.8)		
Does the DCO Site Provide suitable habitat for Invertebrates?	Yes	Description/Level of Suitability:	Common habitats for invertebrates with more specialised wetland habitats adjacent to the north within Highfield Moss SSSI.
Are further surveys recommended for Invertebrates?		Yes - Invertebrate Surveys between April and September	
		Surveys were carried out between April -September 2025. The assemblage was considered to be of district level importance but comprising predominately of typical species for the habitats present Two single specimens of nationally scarce species were identified (See separate invertebrate report (PEIR Appendix 11.8))	
Invertebrates Initial Constraint and Opportunities:		No specific constraints. Nationally scarce specimens identified for two species but likely expanding range due to climate change. Habitat creation will provide habitats of higher quality, greater suitability, and additional diversity for invertebrates. Habitats will be suitable for the nationally scarce species.	
Summary of constraints and opportunities			
Designated Sites		No significant impacts area expected for international, national, or local sites of conservation importance. Habitat creation proposals will look to buffer any impact to Highfield Moss SSSI and provide connectivity and reduce agricultural and recreational pressures.	

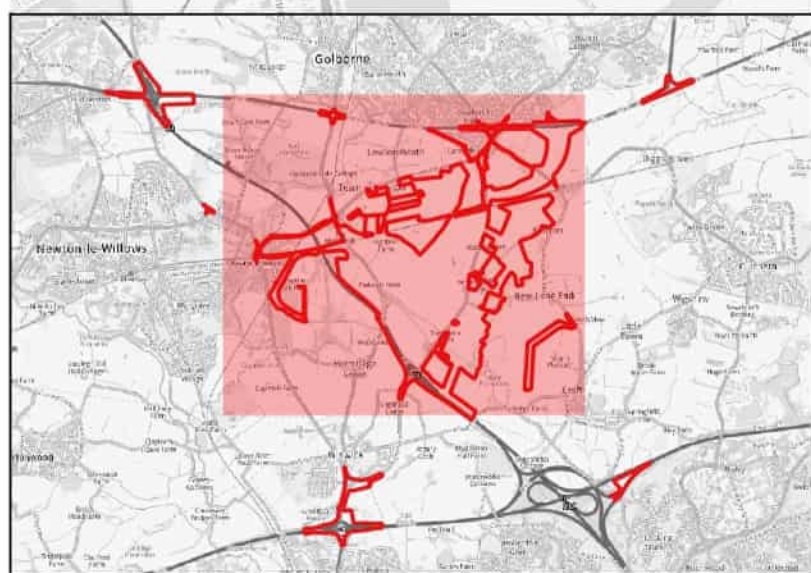
<p>Habitats</p>	<p>Habitat losses will be compensated for within the DCO Site with an extensive area of habitat creation in the Northern Mitigation Area providing at least 10% Biodiversity Net Gain, creating additional ecological connectivity in the local area, and providing habitats of a greater ecological distinctiveness.</p> <p>Opportunity for translocation or seed/plant propagated of maiden pink within appropriate habitat creation to develop a viable local population.</p> <p>Opportunity to translocate or seed/plant propagated marsh gentian <i>Gentiana pneumonanthe</i>, a nationally scarce flowering plant known to be present in the adjacent Highfield Moss SSSI, this would secure a viable local population.</p>
<p>Badgers</p>	<p>Confidential – presented in separate report</p>
<p>Bats</p>	<p>No significant impacts are anticipated.</p> <p>The loss of a single roost of low conservation importance will be subject to a Natural England EPSML</p> <p>Opportunities for bat boxes and habitat creation will increase suitability for bats in the local area.</p>
<p>Birds</p>	<p>Loss of habitat for farmland birds will be sought to be compensated within the DCO Site through the creation of habitats of greater suitability and through appropriate management practices of retained arable areas.</p> <p>Habitat creation will provide compensation for habitat losses for generalist bird species and potentially some increased opportunities.</p> <p>Opportunities for a scheme of bird boxes to provide additional nesting habitats.</p> <p>Barn owls may nest in Highfield farm. Further survey to be undertaken prior to demolition. If required a Natural England licence will be sought.</p>
<p>GCN</p>	<p>GCN are present in two ponds within the Main Site. A Natural England DLL will be sought to provide compensation. No traditional mitigation would be required.</p> <p>Habitat creation will provide additional opportunities in the local area for amphibians</p>
<p>Reptiles</p>	<p>Common Lizard are present in the north of the Main Site and adjacent Highfield Moss SSSI.</p> <p>Appropriate measures will protect reptiles during construction.</p> <p>Habitat creation will provide additional opportunities with habitats of greater suitability and increased connectivity</p>

<p>Riparian Mammals</p>	<p>No constraints have been identified as no riparian mammals, or their field signs were identified during surveys in 2025</p>
<p>Invertebrates</p>	<p>A typical assemblage of invertebrates was identified with two nationally scarce single specimens. No specific constraints are expected. Precautionary measures will be employed to translocate any specimens of scarce species (if found) during vegetation clearance. Habitat creation will provide a wider range of habitats and habitats of greater suitability for invertebrates.</p>
<p>Ecological constraints are represented on Figure 1</p>	



- DCO draft Order Limits
- ▲ Giant Hogweed
- ◆ Great Crested Newt
- Japanese Knotweed
- Maiden Pink
- ▲ Barn Owl Roost
- Bat Roost
- Highfield Moss SSSI
- Common Lizard
- Himalayan Balsam

Badger constraints are confidential and presented in separate badger report



date	drwn/chkd
27/10/25	TC / PA
client	Intermodal Logistics Park North Ltd.
project	ILPN
title	scale
ECOLOGICAL CONSTRAINTS	1:1 @ A3
number	rev
FIGURE 1	-

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